Davidson County DEEDWARR
Recvd: 03/29/05 13:20 2 pgs
Fees:13.00 Taxes:564.25

20050329-0033773

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43686

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$152,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 28th DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MATTHEW DAVID ENGESATH	NEW owner	**104-9-G-45**
145 West End Place		**26W 9969**
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARC PEZZOLLA, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW DAVID ENGESATH**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Unit No. 45, located on the upper floor of Building No. D, Park Circle Condominiums, as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of park Circle condominiums, as of record in Book 6809, page 610-620, along with an undivided interest in the common elements thereto of 1.96078%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for Park Circle Condominiums as of record in Book 6809, pages 569 and following, and amended by Amendment to Master Deed for Park Circle Condominiums of record in Book 9992, Page 744 changing the Horizontal Property Regime to West End Place, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marc Pezzolla by deed from Lurton Goodpasture, III, unmarried, of record in Book 9867, page 513, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 145 West End Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 28th day of March, 2005.

MARC PEZZOLLA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARC PEZZOLLA, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28 day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 2/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Expires JULY 29, 2006